

SECTION 10.27 I-6 (RURAL INDUSTRIAL) ZONE

A. **PERMITTED USES:** The intent of the I-6 Zone is to provide for light industrial uses which do not require extensive urban services, in the Rural Focus Area. The following uses are permitted within the Rural Focus Area, provided that such uses are in compliance with all requirements of this ordinance, including performance standards as set forth in Article XV of this ordinance:

1. Automobile junk yards, including retail sale of salvaged parts, as provided for in Section 9.9 of this ordinance;
2. Bulk storage and/or transfer stations for materials, excluding types of a flammable or explosive nature
3. Cement manufacturing facilities
4. Contractors offices and storage of materials and equipment
5. Farm equipment, sales and service
6. Freight terminals
7. Highway maintenance garages
8. Lumber yards
9. Sawmills
10. Slaughter houses and packing houses
11. Stockyards
12. Towing and recovery facility, including hauling, sales, service, and storage
13. Transportation facilities, including railroad rights-of-way, marshaling yards, maintenance, and fueling facilities
14. Warehousing

B. **ACCESSORY USES**

1. Customary accessory buildings and uses including operations required to maintain or support any permitted use in this zone on the same lot as the permitted use, such as maintenance shops, power plants, laboratories, offices, and machine shops
2. Fences and/or walls, as regulated by Article XIII of this ordinance
3. Signs, as regulated by Article XIV of this ordinance
4. Uses, as listed below, located and entered from within any permitted use in this zone as a convenience to the occupants thereof, and their customers, provided such accessory uses shall not exceed ten percent (10%) of the gross floor area of the permitted uses in the building and no exterior advertising displays shall be visible from outside the building:
 - a. Cafeterias
 - b. Coffee shops or refreshment stands
 - c. Soda or dairy bars

- C. **CONDITIONAL USES:** No buildings or occupancy permits shall be issued for any of the following, nor shall any of the following uses or any customary accessory buildings and uses be permitted until and unless the location of said use shall have been applied for and approved of by the board of adjustment as set forth in Section 9.14.

1. Bulk storage and/or transfer stations for materials that are of a flammable or explosive nature

D. **AREA AND HEIGHT REGULATIONS**

1. Minimum tract for industrial development - Twenty-five (25) acres, except where area restrictions are less, as identified in the adopted comprehensive plan; however, development of a smaller tract adjacent to an existing approved site may be permitted providing the proposed development conforms to and extends the original development as if the new site has been a part of the originally approved site plan layout
2. Minimum lot area within minimum tract - One (1) acre
3. Minimum lot width at building setback line - One hundred fifty (150) feet
4. Minimum front yard depth
 - a. When abutting an major arterial, as defined in the adopted comprehensive plan - Seventy-five (75) feet
 - b. On internal roads - Fifty (50) feet
5. Minimum side yard width
 - a. In internal parts of the park - Twenty-five (25) feet
 - b. Where the side yard is adjacent to an major arterial, as defined in the adopted comprehensive plan - Seventy-five (75) feet
6. Minimum rear yard depth - In internal parts of the park - Fifty (50) feet. No rear yard is required where a rail spur forms the rear property line
7. Maximum building height - Forty (40) feet

D. **OTHER DEVELOPMENT CONTROLS**

1. Off-street parking and loading and/or unloading shall be provided in accordance with Articles XI and XII of this ordinance.
2. No lighting shall be permitted which would glare from this zone onto any street or into any adjacent residential zone.
3. Screening and landscaping shall be provided, as regulated by Section 9.17 of this ordinance. In no case shall the minimum planting strip be required to exceed the minimum setback requirement established for this zone.

4. A development plan, as regulated by Section 9.19 of this ordinance, shall be required for any use in this zone.
5. All development in areas defined as "flood prone" (either the floodway or floodplain) must be developed in accordance with the regulations set forth in Section 9.25 of this ordinance.